

020.A

0003

0302.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

428,400 / 428,400

USE VALUE:

428,400 / 428,400

ASSESSED:

428,400 / 428,400



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		HAMILTON RD, ARLINGTON

## OWNERSHIP

Owner 1:	CONSTABLE ROBERT	Unit #:	302
Owner 2:			
Owner 3:			

Street 1: 343 CODDINGTON RD

Street 2:

Twn/City: ITHACA

St/Prov: NY	Cntry:	Own Occ: Y
Postal: 14850		Type:

## PREVIOUS OWNER

Owner 1:	JOLY PHILIPPE N & NATHALIE C -
Owner 2:	-
Street 1:	30 HAMILTON ROAD #302
Twn/City:	ARLINGTON
St/Prov: MA	Cntry:
Postal: 02474	

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1985, having primarily Aluminum Exterior and 897 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6048																

## IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								145435
								GIS Ref
								GIS Ref
								Insp Date
								12/13/17

Total Card / Total Parcel  
428,400 / 428,400  
428,400 / 428,400  
428,400 / 428,400

Patriot Properties Inc.

!1757!

## USER DEFINED

Prior Id # 1:	145435
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	17:19:14
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## SALES INFORMATION

TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date
JOLY PHILIPPE N	61491-318	3/28/2013	313,750 No No
FAUILL BRIAN L,	57055-310	6/28/2011	285,000 No No
BURDIN JARED R	47558-235	8/1/2006	317,000 No No
FREEDMAN AARON	39934-4	7/14/2003	293,000 No No
JACKSON RONALD	27816-380	10/29/1997	146,250 No No Y

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
12/13/2017										Measured	DGM	D Mann
7/10/2000										Inspected	263	PATRIOT
5/6/2000											197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA / / /

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 7	- Condo Garden			Full Bath: 1	Rating: Good	Building Number 30.													
Sty Ht: 1	- 1 Story			A Bath: 1	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:														
Foundation: 3	- BrickorStone			A 3QBth: 1	Rating:														
Frame: 2	- Steel			1/2 Bath: 0	Rating: Average														
Prime Wall: 3	- Aluminum			A HBth: 1	Rating:														
Sec Wall: 1	%			OthrFix: 1	Rating:														
Roof Struct: 4	- Flat			<b>OTHER FEATURES</b>															
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good														
Color: BRICK				A Kits: 1	Rating:														
View / Desir: R	- REAR			Fpl: 0	Rating: Average														
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:														
Grade: C	- Average			<b>CONDOS INFORMATION</b>															
Year Blt: 1985	Eff Yr Blt:			Location: R	- Rear														
Alt LUC:	Alt %:			Total Units: 1	Floor: 3 - 3rd Floor														
Jurisdct:	Fact: .			% Own: 0.762099981	Name: 35 - 6050														
Const Mod:				<b>DEPRECIATION</b>															
Lump Sum Adj:				Phys Cond: AV	- Average	20.0	%	Exterior:	No Unit	RMS	BRS	FL							
<b>INTERIOR INFORMATION</b>				Functional:			%	Interior:	1	4	2	0							
Avg Ht/FL: STD				Economic:			%	Additions:											
Prim Int Wall: 2	- Plaster			Special:			%	Kitchen:											
Sec Int Wall: 1	%			Override:			%	Baths:											
Partition: T	- Typical			Total: 20.4			%	Plumbing:											
Prim Floors: 4	- Carpet			<b>CALC SUMMARY</b>				Electric:											
Sec Floors: 1	%			<b>COMPARABLE SALES</b>				Heating:											
Bsmnt Flr:				Basic \$ / SQ: 320.00				General:											
Subfloor:				Size Adj.: 1.16889632															
Bsmnt Gar:				Const Adj.: 0.99959999															
Electric: 3	- Typical			Adj \$ / SQ: 373.897															
Insulation: 2	- Typical			Other Features: 35814															
Int vs Ext: S				Grade Factor: 1.00															
Heat Fuel: 1	- Oil			NBHD Inf: 1.45000005															
Heat Type: 3	- Forced H/W			NBHD Mod: 1															
# Heat Sys:				LUC Factor: 1.00															
% Heated: 100	%			Adj Total: 538240															
Solar HW: NO	Central Vac: NO			Depreciation: 109801															
% Com Wall	%			Depreciated Total: 428439															
<b>MOBILE HOME</b>				WtAv\$/SQ: 1	AvRate: 1	Ind.Val: 1													
Make: 1																			
Model: 1																			
Serial #: 1																			
Year: 1																			
Color: 1																			
<b>SPEC FEATURES/YARD ITEMS</b>																			
<b>PARCEL ID</b> 020.A-0003-0302.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N																			
Total Yard Items: 1				Total Special Features: 1				Total: 1											